

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MAY 10, 2000

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. FOUNTAIN COURT

(Request for continuance)

The following land use applications have been submitted for a 97-unit multi-family development located west of SW Springbrook Avenue on SW Barrows Road. The development proposal is located on property identified by Washington County Assessor's Map 1S1-33CC, on Tax Lots 100 and 200. Tax lot 100 is zoned Town Center – High Density Residential (TC-HDR), and Tax Lot 200 is zoned Town Center – Medium Density Residential (TC-MDR).

A. CUP2000-0008: Conditional Use Permit–Planned Unit Development (CUP-PUD)

The applicant requests approval of a CUP-PUD for a 97-unit multi-family subdivision. Developments greater than five acres in the TC-MDR zone require the completion of a CUP-PUD. The PUD request includes proposed multi-family units, sidewalks, streets, common open space, and associated landscaping. The Planning Commission, during a public hearing, will review the PUD through the CUP2000-0008 application.

2. BEARD COURT

(Request for continuance to May 17, 2000)

The following land use applications have been submitted for a 60-unit single family detached, Planned Unit Development, proposed to be located east of SW 155th Avenue and north of SW Beard Road. The zone change and development proposal is located on property identified by the Washington County Assessor's Map 1S1-29DB, on Tax Lot's 101, 300, 400, and 500, and is zoned Neighborhood Service Center (NS).

A. RZ2000-0001: Rezone

The applicant requests approval of a Rezone (RZ) to change the City's zoning designation from Neighborhood Service Center (NS) to Urban Standard Density Residential (R-5). This rezone is proposed with the condition that if the Conditional Use Permit (PUD) is denied, the denial will prevent the final approval of the Rezone. This rezone is also proposed with the condition that if the two Sexton Mountain Rezones (RZ2000-0002, RZ2000-0003) are denied, the denial will prevent the final approval of

the Beard Court Rezone. The Planning Commission will review the rezone request through the RZ2000-0001 application.

B. CUP2000-0001: Conditional Use Permit (PUD)

Request for a Conditional Use Permit approval for a 60-unit Planned Unit Development (PUD) on 10.33 acres of land. The PUD request includes proposed single family homes, sidewalks, streets, open space tracts, and associated landscaping. Proposed access points include two locations on SW 155th Avenue, and two locations on SW Beard Road. The Planning Commission will review the preliminary development plan through the CUP2000-0001 application.

C. TPP2000-0001: Tree Preservation Plan

The applicant requests Tree Preservation Plan approval to remove trees within an area identified as a "significant grove" on Beaverton's Inventory of Significant Trees. The Tree Preservation Plan is proposed with this project to evaluate removal and impact to existing trees as a result of the residential development. The Planning Commission will review the proposal through the TPP2000-0001 application.

3. **THE SEXTON MOUNTAIN VILLAGE PROJECT**

(Request for continuance to May 17, 2000)

The following land use applications have been submitted for the development of a grocery store approximately 61,000 square feet in size and approximately 94 townhomes at the northwest corner of SW Murray Boulevard and SW Beard Road. The zone change and development proposal is located on property identified by Washington County Assessor's Map 1S1-29DD on Tax Lots 100 and 200, and is currently zoned Urban Standard Residential (R-5).

A. **RZ2000-0002: Haggen Store Zone Change**

Request for Zone Change approval from R-5 to Community Service (CS) on the northern portion of the Sexton Mountain Village parcels. On this portion of the site, the applicant is proposing the development of a grocery store approximately 61,000 square feet in size, which would be a permitted use within the CS zone. The Planning Commission will review this Zone Change through the RZ2000-0002 application during a public hearing. This Zone Change application will be reviewed in conjunction with RZ2000-0001 Beard Court Rezone, RZ2000-0003 Sexton Village Zone Change, and CUP2000-0003 Sexton Mountain Village CUP (PUD). A condition to the approval of all three Zone Changes and the CUP would be if one application were to be denied, then the denial of that application would prevent the approval of the other applications.

B. **RZ2000-0003: Sexton Place Townhomes Zone Change**

Request for Zone Change approval from R-5 to Urban Medium Density (R-2) on the southern portion of the Sexton Mountain Village parcels. On this portion of the parcels, the applicant is proposing the development of approximately 94 residential units, which would be a permitted use within the R-2 zone. The Planning Commission will review this Zone Change through the RZ2000-0003 application during a public hearing. This Zone Change application will be reviewed in conjunction with RZ2000-0001 Beard Court Rezone, RZ2000-0002 Haggen Store Zone Change, and CUP2000-0003 Sexton Mountain Village CUP (PUD). A condition to the approval of all three Zone Changes and the CUP would be if one application were to be denied, then the denial of that application would prevent the approval of the other applications.

C. **CUP2000-0002: Haggen Store 24-Hour Operation Conditional Use Permit**

Request for Conditional Use Permit (CUP) approval to operate the proposed grocery store 24 hours a day. Uses that operate in the CS zone between 10:00 p.m. and 7:00 a.m. require a CUP. The Planning Commission, during a public hearing, will review the hours of operation through the CUP2000-0002 application.

D. **CUP2000-0003: Sexton Mountain Village Conditional Use Permit (PUD)**

Request for Conditional Use Permit (CUP) approval for the Sexton Mountain Village Planned Unit Development (PUD). The CUP will review the development of the grocery store and townhomes as one planned development. Additionally, the applicant is requesting the height of a portion of the grocery store to approximately 43 feet, exceeding the 35-feet allowed in the CS zone. The Planning Commission will review this PUD through the CUP2000-0003 application during a public hearing. This CUP application will be reviewed in conjunction with RZ2000-0001 Beard Court Rezone, RZ2000-0002 Haggan Store Zone Change, and RZ2000-0003 Sexton Place Townhomes Zone Change. A condition to the approval of all three Zone Changes and the CUP would be if one application were to be denied, then the denial of that application would prevent the approval of the other applications.

APPROVAL OF MINUTES FOR APRIL 19 AND 26, 2000

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.